

Labrador Market Update 1st Half 2024



OVERVIEW

In Q4 2023, Labrador* recorded a median house price of \$1,050,000, and a median unit price of \$619,500. This represents annual (Q4 2022 – Q4 2023) 13.7% growth for houses and 16.9% for units. House sales increased between Q4 2022 – Q4 2023, by 16.7% (to 21 sales) but declined by -15.7% for units (to 113 sales). In the past quarter (Q3 2023 – Q4 2023), median price grew by 16.7% for houses and 6.8% for units. Overall, this suggests a highly demanded house market and an undersupplied unit market, as there was price growth even through successive cash rate hikes. Now is an ideal time for owners to transact and capitalise on their investment.

CHANGE FROM LAST YEAR HALF YEAR



	YEAR	HALF YEAR
HOUSE SALES	↑	↔
HOUSE MEDIAN PRICE	↑	↑
HOUSE RENTAL PRICE	↑	↑

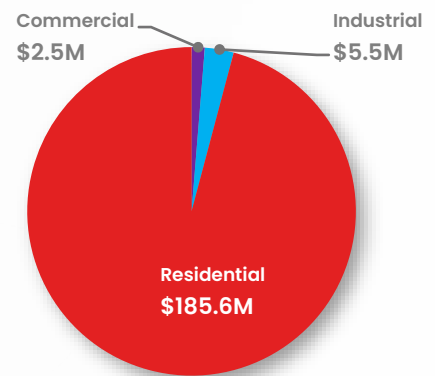


UNIT SALES	↓	↓
UNIT MEDIAN PRICE	↑	↑
UNIT RENTAL PRICE	↑	↓



FUTURE DEVELOPMENTS

Labrador is set to see approximately **\$193.6M worth of new projects commencing in 2024.**



A focus on residential projects is ideal for Labrador, due to the current high demand and undersupply. This will replenish stock and allow for a more sustainable property price growth in the future.

The Isola Labrador Apartments (\$40.0M, 55 units) due to commence construction in the 1st half of 2024.

Other projects include:

- 25 Gordon St Townhouses (6 townhouses)
- 45 Labrador Street Dwellings (3 dwellings)

There is a high number of units that are planned, which will assist with demand. However very little stand-alone dwellings planned suggest houses will remain undersupplied, thus higher price growth.



503 Units/
Apartments



20
Townhouses



3
Dwellings



MARKET CONDITIONS

MEDIAN PRICE
Q4 2023



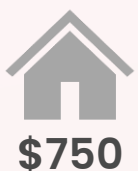
SALES



AVERAGE DAYS
ON MARKET Q4 2023



MEDIAN PRICE
Q4 2023



RENTALS



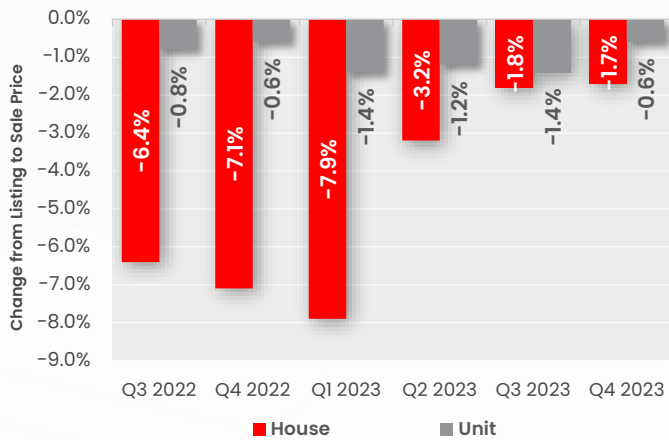
AVERAGE DAYS
ON MARKET Q4 2023





AVERAGE VENDOR DISCOUNT*

Average vendor discount reflects the average percentage difference between the first list price and final sold price. A lower percentage difference (closer to 0.0%) suggests that buyers are willing to purchase close to the first asking price of a property.



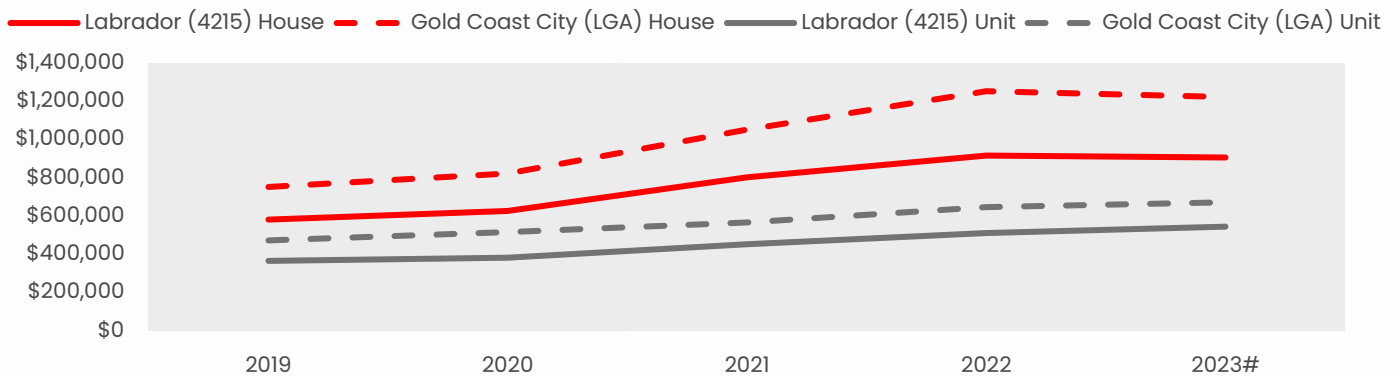
Average vendor discounts between Q4 2022 and Q4 2023 have tightened to a smaller discount of -1.7% for houses and -0.6% for units. The market still favour buyers, as sellers are willing to accept lower than their first list price. This creates an opportunity for first home buyers looking to enter the market. That said Q4 2023 average vendor discount is the tightest recorded in the past 18 months, thus for those who are looking for a more affordable time is of the essence; especially with an undersupply of stock.

The suburb of Labrador has historically provided a more affordable market compared to Gold Coast Local Government Area (LGA) in both house and unit median prices. 2023# saw a further widening between Labrador and LGA house prices, thus an opportunity for buyers.

The dominant proportion of homes sold in Labrador* across 2023# were both in the premium priced bracket of above \$1,000,000 for houses (32.1%) and above \$700,000 and above for units (29.2%). The two most affordable price brackets are still available, for both stock types, however it has continued to shrink in the past 12 months.



MARKET COMPARISON

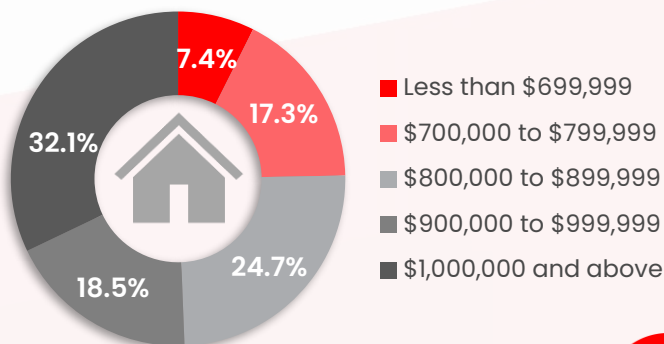


The market comparison graph provides a comparative trend for median houses and unit prices over the past 5 years. The main LGA profiled was chosen based on their proximity to the key suburb analysed, which is Labrador.

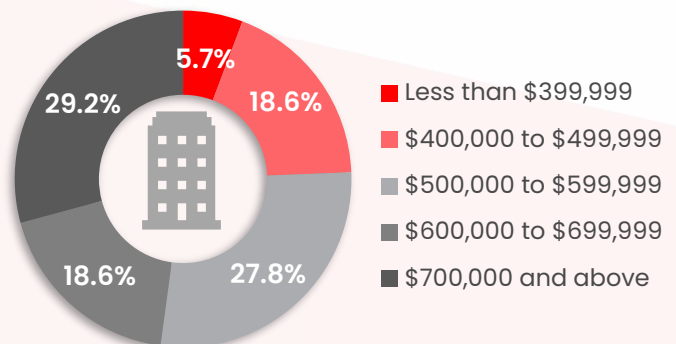


PRICE BREAKDOWN 2023#

HOUSES SOLD



UNITS SOLD





RENTAL GROWTH 2023

House rental yields in Labrador[¥] was 3.7% as of December 2023, on par with the Gold Coast (4.0%). This was paired with a 7.1% increase in median house rental price in the past 12 months to Q4 2023, at \$750 per week. The number of houses rented declined by -21.1% (to 30 sales), due to an undersupply. The same pattern can be seen in the unit rental market. With a more affordable entry price than the Gold Coast, Labrador[¥] is ideal for investors.

4+ bedroom houses have provided investors with +2.2% rental growth annually, achieving a median rent of \$838 per week.

Labrador[¥] recorded a vacancy rate of 0.4% in December 2023, lower than the Gold Coast City LGA average of 1.0%. There is quicker occupancy of rental properties in Labrador[¥], in good news for investors. Labrador[¥] vacancy rates have slightly fluctuated in the past 12 months, but have always remained below the Real Estate Institute of Australia's healthy benchmark of 3.0%. This suggests a conducive and sustainable environment for investors, despite the current increase in median sale prices of property over the past 12 months.

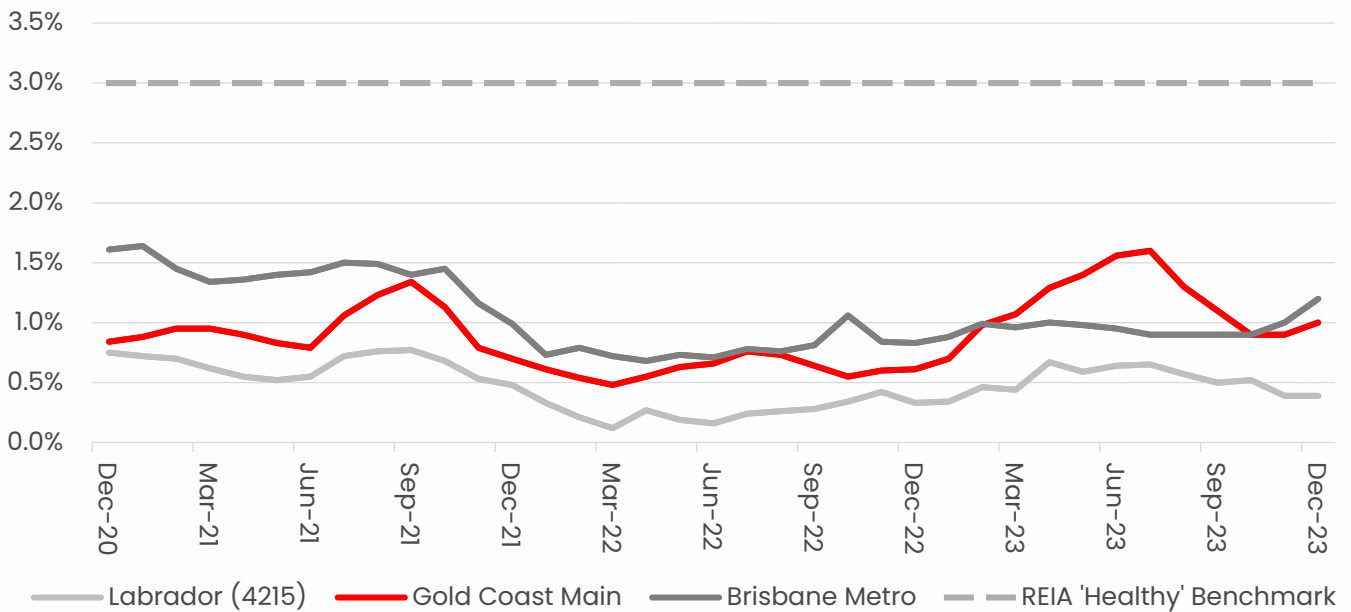
2 BEDROOMS
+7.3%

3 BEDROOMS
+7.7%

4 BEDROOMS
+2.2%



RENTAL VACANCY RATES 2023



RENTAL YIELD 2023[§]



3.7%

Labrador[¥]



4.0%

Gold Coast Main



3.6%

Brisbane Metro



5.7%

Labrador[¥]



4.9%

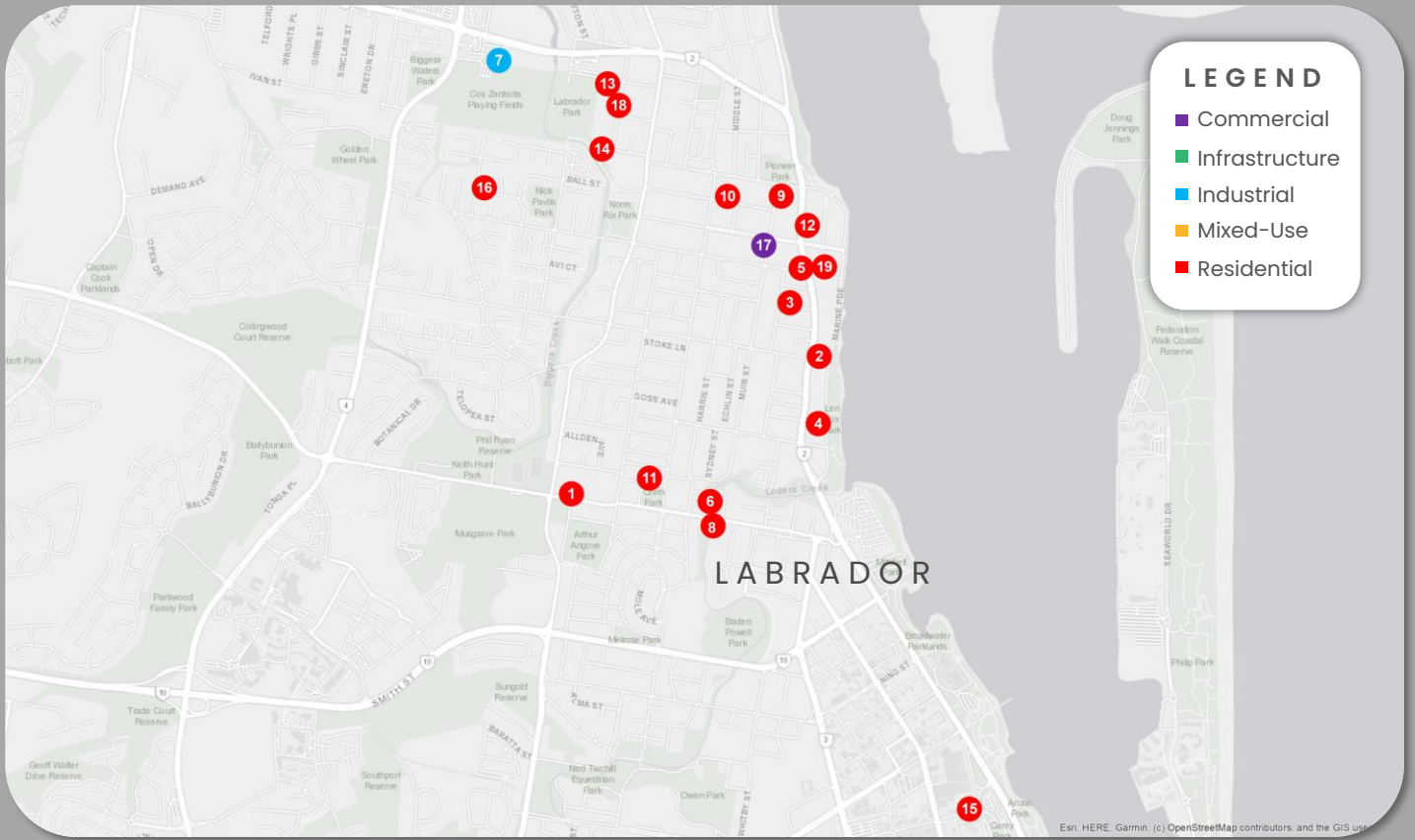
Gold Coast Main



5.2%

Brisbane Metro

PROJECT DEVELOPMENT MAP 2024^A



#	Project [£]	Type	Estimated Value ^µ	Commence Date ^ψ
1	Musgrave Avenue Apartments (171 apartments)	Residential	\$40,000,000	12/08/2024
2	Isola Labrador Apartments (55 apartments)	Residential	\$40,000,000	08/04/2024
3	11-17 Hunter Avenue Units (80 units)	Residential	\$30,000,000	01/08/2024
4	210 Marine Parade Apartments (85 apartments)	Residential	\$25,500,000	22/12/2024
5	126 Frank Street Social Housing Units (15 units)	Residential	\$8,477,172	08/01/2024
6	Pegasus Musgrave Apartments (29 apartments)	Residential	\$6,500,000	24/04/2024
7	National Storage Labrador Self Storage Units	Industrial	\$5,500,000	31/10/2024
8	79 & 81 Musgrave Avenue Units (17 units)	Residential	\$5,100,000	03/12/2024
9	187 Muir Street Units (19 units)	Residential	\$5,000,000	27/11/2024
10	25 Gordon Street Townhouses (6 townhouses)	Residential	\$3,900,000	01/10/2024
11	The Huxley Apartments Labrador (8 apartments)	Residential	\$3,000,000	25/05/2024
12	147 Frank Street Units (3 units)	Residential	\$3,000,000	21/08/2024
13	22-24 Ashton Street Units (6 units)	Residential	\$3,000,000	25/03/2024
14	51 Harley Street Townhouses (4 townhouses)	Residential	\$3,000,000	26/12/2024
15	31 Harley Street Townhouses (10 townhouses)	Residential	\$3,000,000	28/10/2024
16	15 Koonwarra Street Townhouses (9 townhouses)	Residential	\$2,700,000	29/10/2024
17	40-42 Imperial Parade Health Care Facility & Shop	Commercial	\$2,500,000	11/07/2024
18	23 Harley Street Units (8 units)	Residential	\$2,400,000	01/07/2024
19	45 Labrador Street Dwellings (3 dwellings)	Residential	\$1,000,000	20/12/2024

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RESEARCH SERVICES

Our research services span over every suburb, LGA, and state within Australia; captured in a variety of standard and customised products, and include:

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- Geographic information mapping
- Project analysis including product and pricing recommendations
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REFERENCES

* Labrador market data and key indicators encapsulates aggregate property market conditions within the suburb of Labrador only.

** Estimated values are based on construction value provided by the relevant data authority and does not reflect commercial and/or re-sale value.

2023 encapsulates sales transactions for all of 2023 (01/01/2023 – 31/12/2023).

€ Annual rental growth is a comparison between Q4 2022 (01/10/2022 – 31/12/2022) and Q4 2023 (01/10/2023 – 31/12/2023).

¥ Labrador rental market data encapsulates aggregate property conditions within postcode 4215.

§ Rental yields shown are as reported as of December 2023.

Ⓐ Project development map showcases a sample of upcoming projects only, due to accuracy of addresses provided by the data provider for geocoding purposes.

£ Projects refers to the top developments within the postcode of 4215.

μ Estimated value is the value of construction costs provided by relevant data authority, it does not reflect the project's sale/commercial value.

ψ Commencement date quoted for each project is an approximate only, as provided by the relevant data authority, PRD does not hold any liability to the exact date.

Source: APM Pricerfinder, Cordell Connect database, SQM Research, Esri ArcGIS.

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